



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	County of San Luis Obispo
C2	Address:	976 Osos Street, San Luis Obispo, CA 93401
C3	Contact Name:	Cheryl Ku
C4	Title:	Planner II
C5	Phone Number:	(805) 781-1366
C6	Phone Extension:	
C7	Email:	ccochran@co.slo.ca.us
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Single Agency Ordinance ▼
1b	Date of adoption OR anticipated adoption:	11/24/2015
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	the Model Water Efficient Landscape Ordinance (MWELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	▼
3d	URL for your WELO	
3e	List major changes from the State's MWELO	
3f	If specific types of projects are exempt (other than those already specified in MWELO), state what they are and the sections of the ordinance that they are exempt from.	
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	No ▼
3h	If yes, describe:	
4	If other agencies are implementing the ordinance, explain their role:	N/A
5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):	none
6a	Total landscape area subject to the ordinance over the reporting period:	N/A
6b	Unit of Measure (sq. ft. or acres)	▼



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7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	
7c	new commercial projects	
7d	landscape retrofits	
8	Describe the procedure for review of projects subject to the ordinance:	<p>When 500 square feet or greater total landscaped area is proposed, the applicant will submit either a Prescriptive Compliance Documentation Package or a Landscape Documentation Package depending on the total aggregate area of proposed landscaping. Review will be a part of the building permit review process. All applicable documentation, including the water efficient landscape worksheet, landscape design plan, and irrigation design plan, will need to be submitted and reviewed prior to permit issuance. Prior to final inspection, the certificate of completion, certificate of installation, irrigation scheduling, landscape and irrigation maintenance schedule, and landscape irrigation audit, irrigation survey, and irrigation water use analysis will need to be submitted and approved (as applicable).</p>
9a	Describe actions taken to verify compliance:	The County is still in the process of defining specific implementation procedures. At this time landscaping will be inspected as part of the existing building inspection process.
9b	Is a plan check performed?	Yes <input type="button" value="▼"/>
9c	If so, by what entity?	County of San Luis Obispo
10	Describe implementation and enforcement measures:	<p>When submitted projects and/or landscape documentation packages do not comply with the ordinance requirements, a hold will be placed on the permit and the applicant will be notified to submit corrections before the permit can be issued. When a third party landscape audit/irrigation survey is required, the County will rely on the applicant to supply the necessary documentation. The County is in the process of defining how the landscaping requirements will be incorporated into the inspection process with the objective of verifying that irrigation and landscaping will match the approved plans. Inconsistencies between the approved plans and the installed irrigation and landscaping would hold up final inspection.</p>



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11	Explain challenges to implementing and enforcing the ordinance:	<p>Inspection and enforcement will be challenging due to the large size and rural nature of our County. Properties are served by many different water purveyors of varying capacities, most of which do not have the staff or expertise to assist with implementation and enforcement. In addition, many properties are served by individual wells, so water use data is not available. County staff currently lacks the staffing resources and expertise on landscaping and irrigation technologies to perform plan check to the level of detail required by the ordinance. Additionally, building inspectors have minimal experience with detailed landscaping/irrigation inspections and will need extensive training to properly enforce the ordinance.</p> <p>Timing is also a challenge to implementation. Often landscaping is not fully installed until after final inspection. Holding up final inspection can result in costly delays for applicants. Finally, the County so far has not been able to identify landscape architects in the area who are well prepared to meet the requirements of the ordinance. Due to limited staffing and expertise internally, an immediate challenge is identifying outside experts who are able to assist applicants.</p>
12	Describe educational and other needs to properly apply the ordinance:	<p>The County has an urgent need for training for plan check staff and building inspectors in the technical requirements of the ordinance. Additional staff may be necessary for effective implementation.</p> <p>Providing training to landscape professionals in the community on the ordinance and proper design and installation procedures would help to improve compliance.</p> <p>Additionally, user-friendly materials such as check lists would help staff to both explain the requirements and verify that proposed projects are in compliance. As questions arise our current staff is not yet well equipped to assist applicants, so a responsive resource from DWR where we could send questions would be invaluable.</p>
13	Additional Comments:	

Please submit reports, including a copy of your local water efficient landscape ordinance, via email to WELO@water.ca.gov by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at (916) 651-9676.